



# ENERGY STAR® Application for Certification

# 81

ENERGY STAR®  
Score<sup>1</sup>

## Thomson Portfolio - 26 Thomson Place

Registry Name: Thomson Portfolio - 26 Thomson Place  
Property Type: Office  
Gross Floor Area (ft²): 33,942  
Built: 1900

For Year Ending: 06/30/2017<sup>2</sup>  
Date Application Becomes Ineligible: 10/28/2017

1. The ENERGY STAR Score is based on total source energy. A score of 75 is the minimum to be eligible for the ENERGY STAR.  
2. Applications must be submitted to EPA within 120 days of the Year Ending Date. The award is not final until approval is received from EPA.



Please use the Licensed Professional's Guide to the ENERGY STAR® for Commercial Buildings for reference in completing this checklist  
(<http://www.energystar.gov/lpguide>).

### Property & Contact Information

**Property Address**  
Thomson Portfolio - 26 Thomson Place  
26-28 Thomson Place  
Boston, Massachusetts 02210

**Property ID:** 4463093  
**Boston Energy Reporting ID:**  
0602654010

**Property Owner**  
Fort Point Channel Investors, LLC.  
C/o Crosspoint Associates, Inc.  
300 Third Ave, Suite 2  
Waltham, MA 02451  
( ) -

**Primary Contact**  
Christopher Giunta  
33 Ronald Rd  
Sudbury, MA 01776  
617-719-4599  
[chris.giunta@gmail.com](mailto:chris.giunta@gmail.com)

## 1. Review of Whole Property Characteristics

### Basic Property Information

**1) Property Name for Registry: Thomson Portfolio - 26 Thomson Place**

Is this the official name to be displayed in the Registry of ENERGY STAR Certified Buildings and Plants?

☒ Yes ☐ No

If "No", please specify: \_\_\_\_\_

**2) Property Type: Office**

Is this an accurate description of the primary use of this property?

☒ Yes ☐ No

**3) Location:**

26-28 Thomson Place  
Boston, Massachusetts 02210

☒ Yes ☐ No

Is this correct and complete?

**4) Gross Floor Area: 33,942 ft<sup>2</sup>**

Does this represent the entire property? (i.e., no part of the building/property was excluded/subtracted from the total) If "no" please specify what space has been excluded.

☒ Yes ☐ No

**5) Average Occupancy (%): (b) (4)**

Is this occupancy percentage accurate for the entire 12 month period being assessed?

☒ Yes ☐ No

**6) Number of Buildings: 1**

Does this number accurately represent all structures?

☒ Yes ☐ No

**Notes:**

### Indoor Environmental Standards

**1) Ventilation for Acceptable Indoor Air Quality**

Does this property meet the minimum ventilation rates according to ANSI/ASHRAE Standard 62.1, Ventilation for Acceptable Indoor Air Quality?

☒ Yes ☐ No

**2) Acceptable Thermal Environmental Conditions**

Does this property meet acceptable thermal environmental conditions according to ANSI/ASHRAE Standard 55, Thermal Environmental Conditions for Human Occupancy?

☒ Yes ☐ No

**3) Adequate Illumination**

Does this property meet the minimum illumination levels as recommended by the Illuminating Engineering Society of North America (IESNA) Lighting Handbook?

☒ Yes ☐ No

**Notes:**

## 2. Review of Property Use Details

### Office: Building Use

★ This Use Detail is used to calculate the 1-100 ENERGY STAR Score.

#### ★ 1) Gross Floor Area: 33,942

Is this the total size, as measured between the outside surface of the exterior walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.

☒ Yes ☐ No

#### ★ 2) Weekly Operating Hours: (b) (4)

Is this the total number of hours per week that the property is occupied by the majority of the employees? It does not include hours when the HVAC system is starting up or shutting down, or when property is occupied only by maintenance, security, cleaning staff, or other support personnel. For properties with a schedule that varies during the year, use the schedule most often followed.

☒ Yes ☐ No

#### ★ 3) Number of Workers on Main Shift: (b) (4)

Is this the total number of workers present during the primary shift? This is not a total count of workers, but rather a count of workers who are present at the same time. For example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Number of Workers on Main Shift may include employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as clients, customers, or patients.

☒ Yes ☐ No

#### ★ 4) Number of Computers: (b) (4)

Is this the total number of computers, laptops, and data servers at the property? This number should not include tablet computers, such as iPads, or any other types of office equipment.

☒ Yes ☐ No

#### ★ 5) Percent That Can Be Heated: (b) (4)

Is this the total percentage of the property that can be heated by mechanical equipment?

☒ Yes ☐ No

#### ★ 6) Percent That Can Be Cooled: (b) (4)

Is this the total percentage of the property that can be cooled by mechanical equipment? This includes all types of cooling from central air to individual window units.

☒ Yes ☐ No

**Notes:****3. Review of Energy Consumption****Data Overview****Site Energy Use Summary**

Electric - Grid (kBtu)

Fuel Oil (No. 2) (kBtu)

Total Energy (kBtu)

**(b) (4)**

2,317,973.2

**Energy Intensity**Site (kBtu/ft<sup>2</sup>)

68.3

Source (kBtu/ft<sup>2</sup>)

166.5

**National Median Comparison**National Median Site EUI (kBtu/ft<sup>2</sup>)

102.9

National Median Source EUI (kBtu/ft<sup>2</sup>)

250.8

% Diff from National Median Source

-33.6%

EUI

**Emissions (based on site energy use)**

Greenhouse Gas Emissions (Metric

175.8

Tons CO<sub>2</sub>e)**Power Generation Plant or Distribution Utility:**

NSTAR Electric Company

Note: All values are annualized to a 12-month period. Source Energy includes energy used in generation and transmission to enable an equitable assessment.

**Summary of All Associated Meters**

The following meters are associated with the property, meaning that they are added together to get the total energy use for the property. Please see additional tables in this checklist for the exact meter consumption values.

Meter Name	Fuel Type	Start Date	End Date	Associated With
(b) (4) - 5th floor electrical room	Electric	12/14/2014	In Use	Thomson Portfolio - 26 Thomson Place
(b) (4) - 5th floor electrical room (tenant paid)	Electric	12/14/2014	In Use	Thomson Portfolio - 26 Thomson Place
(b) (4) - Pub basement (main electrical room)	Electric	12/14/2014	In Use	Thomson Portfolio - 26 Thomson Place
(b) (4) - 2nd floor electrical room (tenant paid)	Electric	12/14/2014	In Use	Thomson Portfolio - 26 Thomson Place
(b) (4) - 3rd floor electrical room (tenant paid)	Electric	12/14/2014	In Use	Thomson Portfolio - 26 Thomson Place
Fuel Oil (No. 2)	Fuel Oil No 2	12/18/2014	In Use	Thomson Portfolio - 26 Thomson Place

Meter Name	Fuel Type	Start Date	End Date	Associated With
(b) (4) 4th floor electrical room (tenant paid)	Electric	12/14/2014	In Use	Thomson Portfolio - 26 Thomson Place
(b) (4) - 1st floor electrical room (tenant paid)	Electric	12/14/2014	In Use	Thomson Portfolio - 26 Thomson Place

**Total Energy Use**
☒ Yes ☐ No

Do the meters shown above account for the total energy use of this property during the reporting period of this application?

**Additional Fuels**
☒ Yes ☐ No

Do the meters above include all fuel types at the property? That is, no additional fuels such as district steam, generator fuel oil have been excluded.

**On-Site Solar and Wind Energy**
☒ Yes ☐ No

Are all on-site solar and wind installations reported in this list (if present)? All on-site systems must be reported.

**Notes:****Electric Meter: (b) (4) - 5th floor electrical room (kWh (thousand Watt-hours))****Associated With: Thomson Portfolio - 26 Thomson Place**

Start Date	End Date	Usage	Green Power?
06/01/2016	07/01/2016	(b) (4)	No
07/01/2016	08/01/2016	(b) (4)	No
08/01/2016	09/01/2016	(b) (4)	No
09/01/2016	10/01/2016	(b) (4)	No
10/01/2016	11/01/2016	(b) (4)	No
11/01/2016	12/01/2016	(b) (4)	No
12/01/2016	01/01/2017	(b) (4)	No
01/01/2017	02/01/2017	(b) (4)	No
02/01/2017	03/01/2017	(b) (4)	No

Start Date	End Date	Usage	Green Power?
03/01/2017	04/01/2017	(b) (4)	No
04/01/2017	05/01/2017		No
05/01/2017	06/01/2017		No
06/01/2017	07/01/2017		No
Total Consumption (kWh (thousand Watt-hours)):			(b) (4)
Total Consumption (kBtu (thousand Btu)):			

**Total Energy Consumption for this Meter**
☒ Yes    ☐ No

Do the fuel consumption totals shown above include consumption of all energy tracked through this meter that affect energy calculations for the reporting period of this application (i.e., do the entries match the utility bills received by the property)?

**Notes:**

**Electric Meter:** (b) (4) - 5th floor electrical room (tenant paid) (kWh (thousand Watt-hours))

**Associated With: Thomson Portfolio - 26 Thomson Place**

Start Date	End Date	Usage	Green Power?
06/01/2016	07/01/2016	(b) (4)	No
07/01/2016	08/01/2016		No
08/01/2016	09/01/2016		No
09/01/2016	10/01/2016		No
10/01/2016	11/01/2016		No
11/01/2016	12/01/2016		No
12/01/2016	01/01/2017		No
01/01/2017	02/01/2017		No
02/01/2017	03/01/2017		No
03/01/2017	04/01/2017		No
04/01/2017	05/01/2017		No
05/01/2017	06/01/2017		No
06/01/2017	07/01/2017		No
Total Consumption (kWh (thousand Watt-hours)):			(b) (4)

**Total Consumption (kBtu (thousand Btu)):**

(b) (4)

**Total Energy Consumption for this Meter**

☒ Yes ☐ No

Do the fuel consumption totals shown above include consumption of all energy tracked through this meter that affect energy calculations for the reporting period of this application (i.e., do the entries match the utility bills received by the property)?

**Notes:**

**Electric Meter:** (b) (4) - Pub basement (main electrical room) (kWh (thousand Watt-hours))

**Associated With:** Thomson Portfolio - 26 Thomson Place

Start Date	End Date	Usage	Green Power?
06/01/2016	07/01/2016	(b) (4)	No
07/01/2016	08/01/2016	(b) (4)	No
08/01/2016	09/01/2016	(b) (4)	No
09/01/2016	10/01/2016	(b) (4)	No
10/01/2016	11/01/2016	(b) (4)	No
11/01/2016	12/01/2016	(b) (4)	No
12/01/2016	01/01/2017	(b) (4)	No
01/01/2017	02/01/2017	(b) (4)	No
02/01/2017	03/01/2017	(b) (4)	No
03/01/2017	04/01/2017	(b) (4)	No
04/01/2017	05/01/2017	(b) (4)	No
05/01/2017	06/01/2017	(b) (4)	No
06/01/2017	07/01/2017	(b) (4)	No

**Total Consumption (kWh (thousand Watt-hours)):**

(b) (4)

**Total Consumption (kBtu (thousand Btu)):**

**Total Energy Consumption for this Meter**

☒ Yes ☐ No

Do the fuel consumption totals shown above include consumption of all energy tracked through this meter that affect energy calculations for the reporting period of this application (i.e., do the entries match the utility bills received by the property)?



Notes:

Electric Meter (b) (4) - 2nd floor electrical room (tenant paid) (kWh (thousand Watt-hours))

Associated With: Thomson Portfolio - 26 Thomson Place

Start Date	End Date	Usage	Green Power?
06/01/2016	07/01/2016	(b) (4)	No
07/01/2016	08/01/2016	(b) (4)	No
08/01/2016	09/01/2016	(b) (4)	No
09/01/2016	10/01/2016	(b) (4)	No
10/01/2016	11/01/2016	(b) (4)	No
11/01/2016	12/01/2016	(b) (4)	No
12/01/2016	01/01/2017	(b) (4)	No
01/01/2017	02/01/2017	(b) (4)	No
02/01/2017	03/01/2017	(b) (4)	No
03/01/2017	04/01/2017	(b) (4)	No
04/01/2017	05/01/2017	(b) (4)	No
05/01/2017	06/01/2017	(b) (4)	No
06/01/2017	07/01/2017	(b) (4)	No

Total Consumption (kWh (thousand Watt-hours)):

Total Consumption (kBtu (thousand Btu)):

(b) (4)

Total Energy Consumption for this Meter

☒ Yes ☐ No

Do the fuel consumption totals shown above include consumption of all energy tracked through this meter that affect energy calculations for the reporting period of this application (i.e., do the entries match the utility bills received by the property)?

Notes:



**Electric Meter:** (b) (4) - 3rd floor electrical room (tenant paid) (kWh (thousand Watt-hours))

**Associated With:** Thomson Portfolio - 26 Thomson Place

Start Date	End Date	Usage	Green Power?
06/01/2016	07/01/2016	(b) (4)	No
07/01/2016	08/01/2016		No
08/01/2016	09/01/2016		No
09/01/2016	10/01/2016		No
10/01/2016	11/01/2016		No
11/01/2016	12/01/2016		No
12/01/2016	01/01/2017		No
01/01/2017	02/01/2017		No
02/01/2017	03/01/2017		No
03/01/2017	04/01/2017		No
04/01/2017	05/01/2017		No
05/01/2017	06/01/2017		No
06/01/2017	07/01/2017		No

**Total Consumption (kWh (thousand Watt-hours)):**

**Total Consumption (kBtu (thousand Btu)):**

(b) (4)

**Total Energy Consumption for this Meter**

☒ Yes ☐ No

Do the fuel consumption totals shown above include consumption of all energy tracked through this meter that affect energy calculations for the reporting period of this application (i.e., do the entries match the utility bills received by the property)?

**Notes:**

**Fuel Oil No 2 Meter: Fuel Oil (No. 2) (Gallons (US))**

**Associated With:** Thomson Portfolio - 26 Thomson Place

**Delivery Date**

11/22/2016

01/09/2017

02/04/2017

**Quantity**

(b) (4)

**Delivery Date**

03/14/2017

**Quantity**

(b) (4)

**Total Consumption (Gallons (US)):****Total Consumption (kBtu (thousand Btu)):**

(b) (4)

**Total Energy Consumption for this Meter**

Yes



No

Do the fuel consumption totals shown above include consumption of all energy tracked through this meter that affect energy calculations for the reporting period of this application (i.e., do the entries match the utility bills received by the property)?

**Notes:**

**Electric Meter:** (b) (4) - 4th floor electrical room (tenant paid) (kWh (thousand Watt-hours))

**Associated With: Thomson Portfolio - 26 Thomson Place**

Start Date	End Date	Usage	Green Power?
06/01/2016	07/01/2016	(b) (4)	No
07/01/2016	08/01/2016		No
08/01/2016	09/01/2016		No
09/01/2016	10/01/2016		No
10/01/2016	11/01/2016		No
11/01/2016	12/01/2016		No
12/01/2016	01/01/2017		No
01/01/2017	02/01/2017		No
02/01/2017	03/01/2017		No
03/01/2017	04/01/2017		No
04/01/2017	05/01/2017		No
05/01/2017	06/01/2017		No
06/01/2017	07/01/2017		No

**Total Consumption (kWh (thousand Watt-hours)):****Total Consumption (kBtu (thousand Btu)):**

(b) (4)

**Total Energy Consumption for this Meter**

Yes



No

Do the fuel consumption totals shown above include consumption of all energy tracked through this meter that affect energy calculations for the reporting period of this application (i.e., do the entries match the utility bills received by the property)?

Notes:

Electric Meter: (b) (4) - 1st floor electrical room (tenant paid) (kWh (thousand Watt-hours))

Associated With: Thomson Portfolio - 26 Thomson Place

Start Date	End Date	Usage	Green Power?
06/01/2016	07/01/2016	(b) (4)	No
07/01/2016	08/01/2016	(b) (4)	No
08/01/2016	09/01/2016	(b) (4)	No
09/01/2016	10/01/2016	(b) (4)	No
10/01/2016	11/01/2016	(b) (4)	No
11/01/2016	12/01/2016	(b) (4)	No
12/01/2016	01/01/2017	(b) (4)	No
01/01/2017	02/01/2017	(b) (4)	No
02/01/2017	03/01/2017	(b) (4)	No
03/01/2017	04/01/2017	(b) (4)	No
04/01/2017	05/01/2017	(b) (4)	No
05/01/2017	06/01/2017	(b) (4)	No
06/01/2017	07/01/2017	(b) (4)	No

Total Consumption (kWh (thousand Watt-hours)):

Total Consumption (kBtu (thousand Btu)):

(b) (4)

Total Energy Consumption for this Meter

☒ Yes ☐ No

Do the fuel consumption totals shown above include consumption of all energy tracked through this meter that affect energy calculations for the reporting period of this application (i.e., do the entries match the utility bills received by the property)?

Notes:

**4. Signature & Stamp of Verifying Licensed Professional**

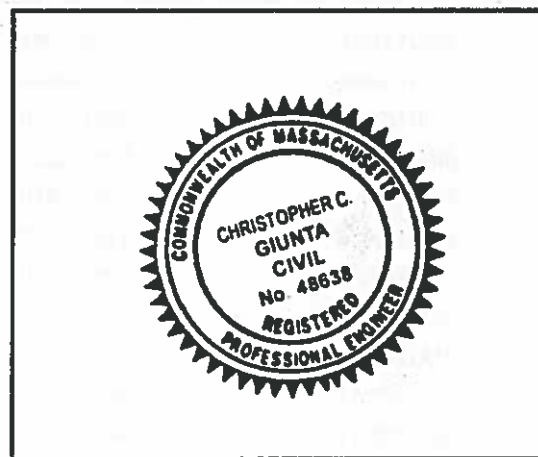
CHRISTOPHER GIUNTA (Name) visited this site on 9/15/17 (Date). Based on the conditions observed at the time of the visit to this property, I verify that the information contained within this application is accurate and in accordance with the Licensed Professional Guide.

Signature: Date: 10/3/17**Licensed Professional**

License: U.S. License 48638 in MA

License: U.S. License 0402042064 in VA

Christopher Giunta  
33 Ronald Rd  
Sudbury, MA 01776  
617-719-4599  
chris.giunta@gmail.com

**Professional Engineer Stamp**

**NOTE:** When applying for the ENERGY STAR, the signature of the Verifying Professional must match the stamp.

**5. Signatory Agreement**

I hereby nominate the above described property for award of the ENERGY STAR. I have provided a copy of the Licensed Professionals Guide to the ENERGY STAR for Commercial Buildings to our Licensed Professional (LP) for reference. As documented by the above checklist, this property meets the conditions necessary to qualify as ENERGY STAR. I am submitting this application within four months of the Year Ending Date (June 30, 2017) used to generate the application. I will assist EPA, if requested, in verifying any data included in this application. Furthermore, I agree to associate the ENERGY STAR logo only with this property and to adhere to the ENERGY STAR Identity Guidelines.

Signature (must be a direct employee of the building owner/manager): Date: 9/30/17

Signatory Name: Geoffrey Smith

Property Owner: Fort Point Channel Investors, LLC.

The government estimates the average time needed to submit this form, and you should use the time recording strategy data. Licensed Professional Facility Inspection, and notating for OCEPs and witnesses suggestions for reducing this level of effort. Send comments (referencing OMB control number) to the Director, Collection Strategies Division, U.S. EPA (2022), 1299 Pennsylvania Ave. NW, Washington, D.C. 20460.

